

PB# 86-78

CBC Management

55-1-24

3 LOT FINAL 6-10-87 86-78 -
App. 2 Lot Preliminary
CBC Management Subdivision 5 lots

General Receipt

8237

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

October 8, 1987

Received of CBC Management, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee (#86-78)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1003		25.00

By Pauline D. Townsend

Town Clerk
Title

General Receipt

9039

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

June 19, 1987

Received of CBC Management, Inc. \$ 450.00

Four hundred Fifty and 00/100 DOLLARS

For Preliminary Fee - \$100.00 Final Plat - \$100.00
Preliminary Fee - \$100.00 Section Fee - \$150.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1709		\$450.00

By Pauline D. Townsend

General Receipt

9040

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

June 19, 1987

Received of CBC Management, Inc. \$ 137 00/100

One hundred Thirty-seven and 00/100 DOLLARS

For Planning Board Engineering Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1710		\$137.00

By Pauline D. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

86-78

CHAIRPERSON:

RE MAP # 8334

TOWN [X]
CITY

Check # 1003		25.00

Town Clerk
Title

General Receipt

9039

TOWN OF NEW WINDSOR

555 Union Avenue
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86-78

CHAIRPERSON:

RE MAP # 8334

TOWN ☒

CITY ☐

VILLAGE ☐

New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE C.B.C. Management, Inc.

DATED June 17, 1986

FILED June 19, 1987

APPROVED BY Laurence Jones ON June 19, 1987

ACTING DEPUTY COUNTY CLERK

Sent.

- ✓ Bldg Insp
- ✓ P. Bldg
- ✓ water
- ✓ Sanitary

Returned

Debbie (Kennedy) 562-6444-
PAT.

City of Portland
CBC Management Subdivisions
1875

CBC MANAGEMENT, INC.44 VERDIN DRIVE
NEW CITY, NY 10956Irving Bank
Corporation**Nanuet National**Nanuet National Bank
56 Congers Road
New City, NY 10956

1708

50-1162/219

June 19, 19 87

THE SUM 750 DOL 00 CTS

PAY _____ DOLLARS \$ 750.00

TO
THE
ORDER
OF

Town of New Windsor

⑈001708⑈ ⑆021911628⑆ ⑈4363661470⑈

DELUXE CHECK PRINTERS

CBC MANAGEMENT, INC.

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE FORM WVC-3 V-2

DATE	DESCRIPTION	AMOUNT
6/19/87	Recreation Fee 1048 Twin Arch.	\$750.00
<i>paid 6/19/87 Ruth Laverdy</i>		

CBC MANAGEMENT, INC.44 VERDIN DRIVE
NEW CITY, NY 10956Irving Bank
Corporation**Nanuet National**Nanuet National Bank
56 Congers Road
New City, NY 10956

1709

60-1162/219

June 19 1987

THE SUM 450 DOLS 00 CTS

PAY _____ DOLLARS \$450.00

TO
THE
ORDER
OF

Town of New Windsor

⑈001709⑈ ⑆021911628⑆ ⑈4363661470⑈

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DELUXE FORM WVC-3 V-2

DATE	DESCRIPTION	AMOUNT
6/19/87	1048 Twin Arch. Subdivision - Preliminary \$100.00 Preliminary 100.00 Final 100.00 Section Fee 150.00	\$450.00

paid 6/19/87

CBC MANAGEMENT, INC.44 VERDIN DRIVE
NEW CITY, NY 10956Irving Bank
Corporation**Nanuet National**Nanuet National Bank
54 Congers Road
New City, NY 10956

1710

60-1162/219

June 19, 1987

PAY ONE HUNDRED and THIRTY SEVEN ⁰⁰/₁₀₀ DOLLARS \$ 137.⁰⁰/₁₀₀TO
THE
ORDER
OF

Town of New Windsor

⑈001710⑈ ⑆021911628⑆ ⑈4363661470⑈

DELUXE CHECK PRINTERS

CBC MANAGEMENT, INC.

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IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE FORM WVC-3 V-2

DATE	DESCRIPTION	AMOUNT
6/19/87	Engineering Fee 1048 Twin Arch.	

paid 6/19/87

8 LoT

C.B.C.

3 LoT

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25.00

10/8/86

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

100.00

100.00

\$100.00 PRELIMINARY

100.00

100.00

\$100.00 FINAL PLAT (MINOR SUB.)

100.00

100.00

\$100.00 + \$5.00 per unit (FINAL
PLAT MAJOR SUBDIVISION).

* \$150.00 FINAL PLAT SEC. FEE

150.00

150.00

Varies ENGINEERING FEE

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

250.00

6/19/87

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

ENGINEERING FEE

SPECIAL PERMIT

PUBLIC HEARING FEE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, ~~SEWER~~ HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ as submitted by
Patrick T. Kennedy for the building or subdivision of
C.B.C. Management, Inc. has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Approved on bases of Mr. Cuomo's Percolation
Figures.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Dynamis Masten
SANITARY SUPERINTENDENT

5/26/87
DATE





McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.
Associate

Licensed in New York,
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

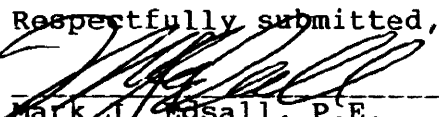
PROJECT NAME: C.B.C. Management Subdivision
PROJECT LOCATION: Twin Arch Road (South of Route 207)
NW #: 86-78
27 May 1987

1). The Applicant proposes a Five (5) Lot Subdivision of a 52.5 +/- acre parcel. The Plan was previously reviewed at the 11 February 1987 and 22 April 1987 Planning Board Meetings.

2). As of the time of review of submittals, resubmitted subdivision plans adequately addressing each of the items listed in my review comments prepared for the 22 April 1987 meeting were not received.

3). Therefore, at this time, the Plan is not acceptable from an engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

Mr. Acunzo: It is carburator but existing repair there now. The new building is just carburators.

Mr. Van Leeuwen: It should be carburator repair shop.

Mr. Reyns: The reason is for permitted use.

Mr. Krieger: We will add that in the designation on the map or by some note or by a note to make it clear that it is limited and not for general auto repair.

Mr. Mc Carville: What is the use for the proposed?

Mr. Krieger: Speed shop.

Mr. Edsall: As far as the area over the easement they are paving over the easement are they willing if the Town has to do repairs the Town doesn't want to be in a position to repair it.

Mr. Krieger: Whether they are willing to or not they are stuck with it.

Mr. Edsall: If the Town has to go in it is not the Town's burden to have to repair the paving in the easement area.

Mr. Acunzo: The paving over the sewer easement. Why wouldn't the Town pay for that?

Mr. Mc Carville: The easement is granted the use of the area over that restricts the fact that improvements on it the Town can say that work should be done and since you are using it...

Mr. Acunzo: You are requiring the paving over it.

Mr. Edsall: We are not requiring it, there is plenty of room behind it that you can put the parking.

Mr. Van Leeuwen: You don't have much choice if I were you I'd say yes otherwise you are going to be back again.

Mr. Mc Carville: On the speed shop do they sell stuff to take out?

Mr. Krieger: Retail sale of motor oil they don't install anything you take it with you. Cash and carry.

Mr. Reyns: Thank you.

~~CBC MANAGEMENT SUBDIVISION (06-78)~~

5/27/87

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: What we did was we had the engineer prepare a second sheet blowing up the lots showing the information Mr. Edsall wanted on the map.

Mr. Reyns: You have given us a 24 foot right of way.

Mr. Kennedy: We have dedicated 35 feet from centerline over the existing pavement.

Mr. Reyns: I think we have one problem which is that one Mr. Edsall that you didn't get this until today.

Mr. Edsall: I have just got this today.

Mr. Reyns: So you have not been able to see if the items have been addressed?

Mr. Edsall: Right.

Mr. Kennedy: You had asked for adjoiners across the sheet which we showed. We labeled the road over here.

Mr. Reyns: Some of them are going to have to be.

Mr. Mc Carville: That is on lots 3 and 4.

Mr. Kennedy: Yes.

Mr. Reyns: Is that the exact location according to the diagram is that where they are going to be?

Mr. Kennedy: Yes this is where the percs and deep tests were all taken.

Mr. Mc Carville: That is kind of low there. You are only talking five feet across this whole thing. It is not that critical.

Mr. Jones: What are they going to be evaporation systems?

Mr. Kennedy: These two are here.

Mr. Van Leeuwen: How far are the houses going to be?

Mr. Kennedy: The minimum setback lines here we show them back 80 feet.

Mr. Reyns: How keep are these sitting right on top of the ground?

Mr. Kennedy: Basically yes that is a detail of what the built-up system does look like.

Mr. Ryens: Some 36 inches sitting right on virgin soil?

Mr. Kennedy: Correct.

Mr. Reyns: And then it is 3 foot high?

Mr. Kennedy: Paul, do you want to explain those?

Mr. Paul Cuomo: This system is basically on virgin soil what you do is place three foot of run-a-bank gravel then you add on another foot with a total of three foot of gravel run-a-bank and then you cut trenches into the run-a-bank just as if you didn't have any problem you cut the trench along the line of the

seepage pipes and then you place gravel in the trenches then you lay your pipes in that. You try and fit your pipes as close to the top as possible because the idea of these beds is that it evaporates, the sun does it.

Mr. Mc Carville: Are they clay lined?

Mr. Cuomo: On the sides are impervious material which can be native or brought in but it should be of impervious nature. That is to keep the gravel from falling apart.

Mr. Reynolds: Thank you. You have taken care of the road, septic, driveways the only thing I see is a problem is that the engineer has not looked it over because you didn't get it to him on time. Any other questions on it?

Mr. Van Leeuwen: I don't see anything.

Mr. Reynolds: The only question I have is that the engineer didn't get them until this afternoon and we have to rely on what he has to say. You have to come back but as far as we are concerned, everything looks favorable.

Mr. Kennedy: I'd like to be put on the agenda for next week.

YWCA SITE PLAN (87-12)

Mr. Cornacchini came before the Board representing this proposal.

Mr. Reynolds: According to the engineer's report you were to have some comments reviewed on the site plan.

Mr. Cornacchini: I missed the last meeting but there was a list of items that was requested for inclusion and I believe we complied with all the requested items and 14 copies of the plans were submitted three weeks ago for review. To go over it quickly the items transferred to me as being recommended or requested to be included was the one way traffic arrangement of parking in the front, from the last meeting the recommendations were to create one way traffic pattern right now this access is two way and this is one way and we have created one way in the western traffic and exit on the eastern side with no parking in the front. The other recommendation was to install a fire hydrant in back corner of the building which we have shown and another recommendation or request was an access drive off the parking lot to the rear of the building which we have also shown. And the last request that I read in the minutes was to increase the parking area for total of 120 cars and the increase over what we originally had shown was initially allowed to be shaled rather than hard surface and that is also what we have shown here. There was also a question of overflow possibly connection to the Town lots since the last meeting we have a letter back from the Town Board saying that they can't make a determination on that request until they resolve their own problems of the addition to this building. On the plan I have a dotted area of where the walk would go and it is all predicated on approval by the Town to use their lot.

Mr. Reynolds: What is the drive in the back what is the width?

Mr. Cornacchini: Ten foot drive here and there is a turnaround spot it is just an emergency access.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: C.B.C. Management Subdivision
PROJECT LOCATION: Twin Arch Road (South of Route 207)
NW #: 86-78
22 April 1987

1). The Applicant proposes a Five (5) Lot Subdivision of a 52.5 +/- acre parcel. The Plan was previously reviewed at the 11 February 1987 Planning Board Meeting. The Plan was reviewed as a Preliminary Plan.

2). The Subdivision Plan indicates the location of Deep Tests; however, the location of Deep Test No. 3 is not indicated.

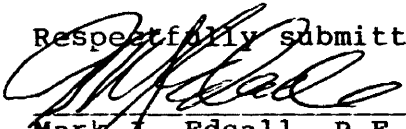
3). The information on the Plan includes "estimates" of what perc rates are "possible"; such information is unacceptable and actual percolation testing must be performed.

4). The Plan implies that the sanitary disposal system for Lot No. 2 will be a conventional system; however, Test Pit No. 2 indicates bedrock at 2' depth. Construction of a conventional system under such conditions is not acceptable.

5). The previous comments of the Engineer requested that the plan locate Stone Arch Manor Road such that the location of the proposed subdivision lots would be more clear; the revised plan does not appear to do so. In light of the numerous rock outcroppings and the inability to evaluate the property in the area of the proposed four building lots, I cannot make a positive recommendation at this time.

6). Based on the previous comment and the other comments noted above, the Plan as submitted (revised March 6, 1987) is unacceptable from an Engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.

Planning Board Engineer
MJEnjE

CBC MANAGEMENT SUBDIVISION (86-78)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: Again what we are proposing is a four lot minor subdivision on Twin Arch Road when we were here last we were requested to show the buildable area, the house locations on the adjoining lot, we showed where the drives will be combined we included the soils information on the map and I believe you were going to take a look at the property.

Mr. Van Leeuwen: We can't find a perc.

Mr. Kennedy: The soils information shows there are two lots that can be perc'd and then we hit into a rock in which case we'd have to go to a above ground system.

Mr. Scheible: On this map here what is the right of way in Twin Arch Road now?

Mr. Kennedy: I believe it is a 50 foot right of way.

Mr. Scheible: The road seems awful narrow but I am just asking if you know or not if that is a 50 foot right of way.

Mr. Kennedy: I believe it is.

Mr. Van Leeuwen: It should show on the map.

Mr. Kennedy: That is no problem.

Mr. Scheible: The reason I am asking if there isn't that possibly add to make sure it is 50 foot.

Mr. Van Leeuwen: What I understand from Martin it is only 30 feet.

Mr. Kennedy: I don't believe so I don't believe that is true.

Mr. Van Leeuwen: He told me on his deed that that road is 30 feet.

Mr. Scheible: That is the only way we can address it.

Mr. Kennedy: If it is not 50 feet I show a dedication that is why off the top of my head I assumed it was 50 feet or else I'd have done a dedication.

Mr. Van Leeuwen: Would you have any objection of giving us an extra ten feet on your side of the road?

Mr. Kennedy: Beyond the 50 foot?

Mr. Van Leeuwen: There is a rock ledge that comes here. You are saying it can't be widened to the other side.

Mr. Van Leeuwen: It is going to cost the Town a lot of money because there is a lot of rock if you can give us an extra ten feet then we'd have that.

Mr. Kennedy: This is Chaim Bronstein, President of CBC Management Inc.

Mr. Van Leeuwen: With this starting to be subdivided if you were going to come in with the rest we have to make provisions for the road to be a little wider.

Mr. Babcock: According to our book it is a variable width it is not 50 feet.

Mr. Kennedy: In that case do you want just ten feet beyond there or 25 feet or 35 feet from the centerline?

Mr. Van Leeuwen: 35 feet from center line. It is a nice piece of property.

Mr. Kennedy: We are going to be talking soon on a major subdivision all the rock outcrops then the whole thing has to be completely topo'd on two foot contours we have a lot to do.

Mr. Scheible: One thing you have to look out for you have the road coming in this way and keep in mind that we are frowning upon a lot of cul-de-sacs.

Mr. Kennedy: We are not looking to put a cul-de-sac.

Mr. Scheible: We want to see a continuous flow of traffic.

Mr. Kennedy: That is not the intention to put a cul-de-sac.

Mr. Van Leeuwen: If you are planning for bigger than 1 acre lots.

Mr. Kennedy: We don't know what we are going to do is depending on the soils.

Mr. Bronstein: We are going to be willing to work with you so that we are satisfied and it is going to work out for whatever is going to be built up.

Mr. Van Leeuwen: We appreciate you giving us the extra ten feet that will save us time and money.

Mr. Scheible: I think the problem lies in the percs naturally and your sanitary system but that is where the major problem is in this development.

Mr. Kennedy: We have got a lot of soils to do on the rest of the developmet.

Mr. Scheible: I see you have a couple holes dug in the area, how did they show up?

Mr. Kennedy: There is the exact listing of what has been on the test pits.

Mr. Van Leeuwen: Has the engineer been out there?

Mr. Edsall: I had been out at the previous application.

Mr. Reyns: The end of the property is where the four lots will be so what you are doing is you are going to give us ten feet along here.

Mr. Kennedy: We are going to give you 35 feet from the center line.

Mr. Jones: My biggest concern is the septic system.

Mr. Scheible: That is the major issue to be addressed here. I think the tree growth is the big attraction there I wouldn't want to see that disturbed.

Mr. Kennedy: Thank you.

MINUTA'S LOUNGE SITE PLAN (85-57)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: Again, as we were here last time we went over all the information the plan is identical. This map shows the addition of the building extension to the west side of the existing structure we eliminated, we are doing the addition wrapping around the back of the existing structure now. We have shown the parking for the amount of square feet for the seating for this area. We were in last time there was concern with the DEC as to whether or not they were actually approving that. I have a letter from DEC.

Mr. Roncs: DEC approved what is contained in the letter of November 11th which indicates that there is going to be a barrier along the edge of the filled area with 7 to 10 foot maple trees along the edge of the distance of 7 to 10 feet apart.

Mr. Kennedy: What the DEC had asked for they asked us to mark off and put in an iron pipe along the edge of the wet lands which we did. There are iron pipes along the actual edge and wooden stakes along the 100 foot buffer zone and they asked him to regrade this which they did and it has been seeded. They are asking for along the edge of the wet lands is for some trees to be put up which they have given them 90 days to put the trees up.

Mr. Van Leeuwen: "That the Planning Board of the Town of New Windsor approve the site plan for Minuta's Lounge."

Mr. Jones: What do they call the buffer zone?

Mr. Kennedy: This is the edge which we have marked with iron pipes and this is the 100 foot buffer zone that goes through here and we have marked that with wooden stakes.

Mr. Schiefer: And there is parking in the buffer area?

Mr. Kennedy: Yes that will be a shale drive.

Motion seconded by Mr. Mc Carville.

Roll Call:	Mr. Jones	Nay
	Mr. Reyns	Aye
	Mr. Lander	Aye
	Mr. Schiefer	Aye
	Mr. Van Leeuwen	Aye
	Mr. Scheible	Aye

Mr. VanLeeuwen: Lets read the engineers report.

Mr. Kennedy: Isn't lot with defined at the building line?

Mr. Edsall: It is at the front yard line or building line. Which have never been clarified because neither are defined in the ordinance. I dont know what the interpretation is legally. There are people who interpret it differently.

Mr. Scheifer: What is the acreage?

Mr. VanLeeuwen: 1.8 plus.

Mr. Scheifer: It is 1.061.

Mr. Kennedy: Plus the 75 down below lot number 1. The total unsubdivided lot is 1.8 whatever.

Mr. VanLeeuwen: It is such a poor lot to begin with and to cut a piece out of it.

Mr. Scheifer: Is there any way we can define frontage is it 40 or 70. Because the only reason that opens up is to meet regulations. No other reason.

Mr. Scheible: Just improper planning.

Mr. Rones: I think a front yard line and a building line are two different things.

Mr. Edsall: Every town interprets it differently.

Mr. Rones: If you have a question about the interpretation about the zoning law you are to ask the Zoning Board and they are to hold a public hearing on that question.

Mr. Reyns: My question would be we make this decision on this one and Pat brings in another one three weeks from now and we change it and we go for the other lot line.

Mr. Rones: You should be consistent. One reading of it states it is either way. It is either front yard line or the building line. Whichever gets it.

Mr. Reyns: It might be a good idea to discuss it with the Zoning Board and see what this interpretation might be.

Mr. Rones: The thing to do would be to have an informal discussion with the ZBA and if need be go to a public hearing.

Mr. Scheible: We will tkae it up with the ZBA.

C.B.C. MANAGEMENT - SUBDIVISION (86-80)

Mr. Kennedy came before the Board representing this proposal.

Mr. Edsall: Mr. Kennedy did bring the new maps but he did not put any revision dates on it.

Mr. Kennedy: We have a piece of property that is approximately 52 and a half acres on Twin Arch Road right after 207 makes the hard righthand bend along the old railroad right of way. We are proposing at this point along Twin Arch four lot minor subdivision to be served by individual sanitary systems and wells. We will be coming back some time in the future probably with a plan of the whole piece of property. This is Mr. Bronstein who owns the property and will be building the houses himself on here. We have not gone into any detail as to how a major subdivision will look.

Mr. VanLeeuwen: How about percs?

Mr. Kennedy: We have not done any yet. It is a little hard now.

Mr. Jones: Is that high there?

Mr. Kennedy: We showed the minimum buildable area Mr. Bronstein had mentioned he'd like to have the houses further back than the minimum so we have shown these houses based on where he would like to see these houses. We did show combined double lots with the drives.

Mr. Scheifer: The space between two and three the lots are not touching.

Mr. Kennedy: That is where we'd bring in the 50 foot right of way to the rest of the property.

Mr. VanLeeuwen: I'd like to see how those look, I think we ought to take a look at it.

Mr. Reynolds: Isn't that where the mountain of slate is.

Mr. Kennedy: It is right in here along the contour line.

Mr. VanLeeuwen: It is nice.

Mr. Kennedy: There is a lot you can't do a heck of a lot with but we haven't done the percs I don't know where the bedrock sits yet. We do have to get out there and do it yet.

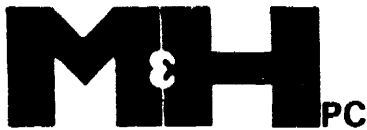
Mr. Scheifer: While they do the percs we ought to go out and look.

Mr. Scheible: I don't think there is anything we can do until we do a field inspection. Thank you.

QUALITY HOMES - CHESTNUT AVENUE SUBDIVISION (86-80)

Mr. Grevas came before the Board representing this proposal.

Mr. Grevas: This is a proposal to subdivide a four acre parcel n Chestnut Avenue right around the corner from Vascello Road. As you can see the intent now is for three lot, two lots out front as building lots and remainder to be subdivided in the future. We have left the future road in the center of the



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CONSULTING ENGINEERS P.C.

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: C.B.C. Management Subdivision
PROJECT LOCATION: Twin Arch Road (South of Route 207)
NW #: 86-78
11 February 1987

- 1). The Applicant proposes a five (5) lot subdivision of a 52.5 +/- acre parcel.
- 2). The Subdivision Plan does not indicate results from Percolation testing, nor any "reserved area" for the sanitary system. Proposed well locations must also be shown. Verification of spacing between sanitary and wells (both existing and proposed) must be indicated.
- 3). A cursory field review indicates numerous rock outcroppings; deep tests should be performed in proposed sanitary disposal areas.
- 4). Plan should make location of the site in the field more clear; locate Stone Arch Manor Road and (if possible) opposite property owners. Also, identification of the "private road" is requested.
- 5). The Board may wish to discuss the purpose of the 50' strip located between Lots 2 and 3 as well as the future plans for lot #5.
- 6). Single culvert pipes should be provided for the double driveway entrances off Twin Arch Road, if required by existing shoulder drainage conditions.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmD

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED *vp*
DATE 2-11-87

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 9/26/86
Preapplication Approval 86-78
Preliminary Approval _____
Final Approval 6/10/87 (3) lots
Fees Paid 25 2 lot fee

APPLICATION FOR SUBDIVISION APPROVAL

Date: Aug. 4, 1986

1. Name of subdivision Subdivision of lands for C.B.C. Management, Inc.
2. Name of applicant C.B.C. Management, Inc. Phone (914) 634-1555
Chaim Bronstein
Address 44 Verdin Drive New City New York 10956
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant & HERMAN and MINA FUCHS Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 562-6444
Address 335 Temple Hill Road Temple Hill Rd. N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Twin Arch Rd
(Street)
800± feet S.E. of N.Y.S. Rte 207
(direction)
7. Total Acreage 50± Zone R1 Number of Lots 5
8. Tax map designation: Section 55 lots Block 1, Lot 24
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any variance affecting this property No.
If yes, list case No. and Name _____

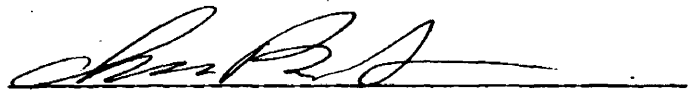
List all contiguous holdings in the same ownership. *Note*

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, CHAIM BRONSTEIN, hereby depose and say that
all the above statements and the statements contained in the papers submitted herewith
are true.



Mailing Address CBE Management
44 Verden Dr. New City N.Y. 10956

SWORN to before me this

4th day of August, 1986

Sandra Colon

NOTARY PUBLIC

SANDRA COLON
NOTARY PUBLIC, State of New York
No. 403168
Qualified in Rockland County
Commission Expires March 22, 1988

11/30/88

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: J. C. Bennett

TITLE: Land Surveyor

REPRESENTING: CBC Management, Inc.

DATE: Aug. 4, 1986

INTER-OFFICE CORRESPONDENCE

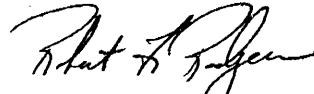
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 October 1986
SUBJECT: Plan Review

The following two (2) plans have been reviewed and are found acceptable to this office:

C.B.C. Management, Inc.
Subdivision of Lands

Anthony J. & Eileen K. Gatto
Survey of Lands

Respectfully,



Robert F. Rodgers

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick T. Kennedy LS for the building or subdivision of
C.B.C. Management Inc. has been
reviewed by me and is approved ✓
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

The towns water system does not exist
in this area.

HIGHWAY SUPERINTENDENT

Steven B. D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Patrick T. Kennedy for the building or subdivision of
C.B.G. Management Inc. has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

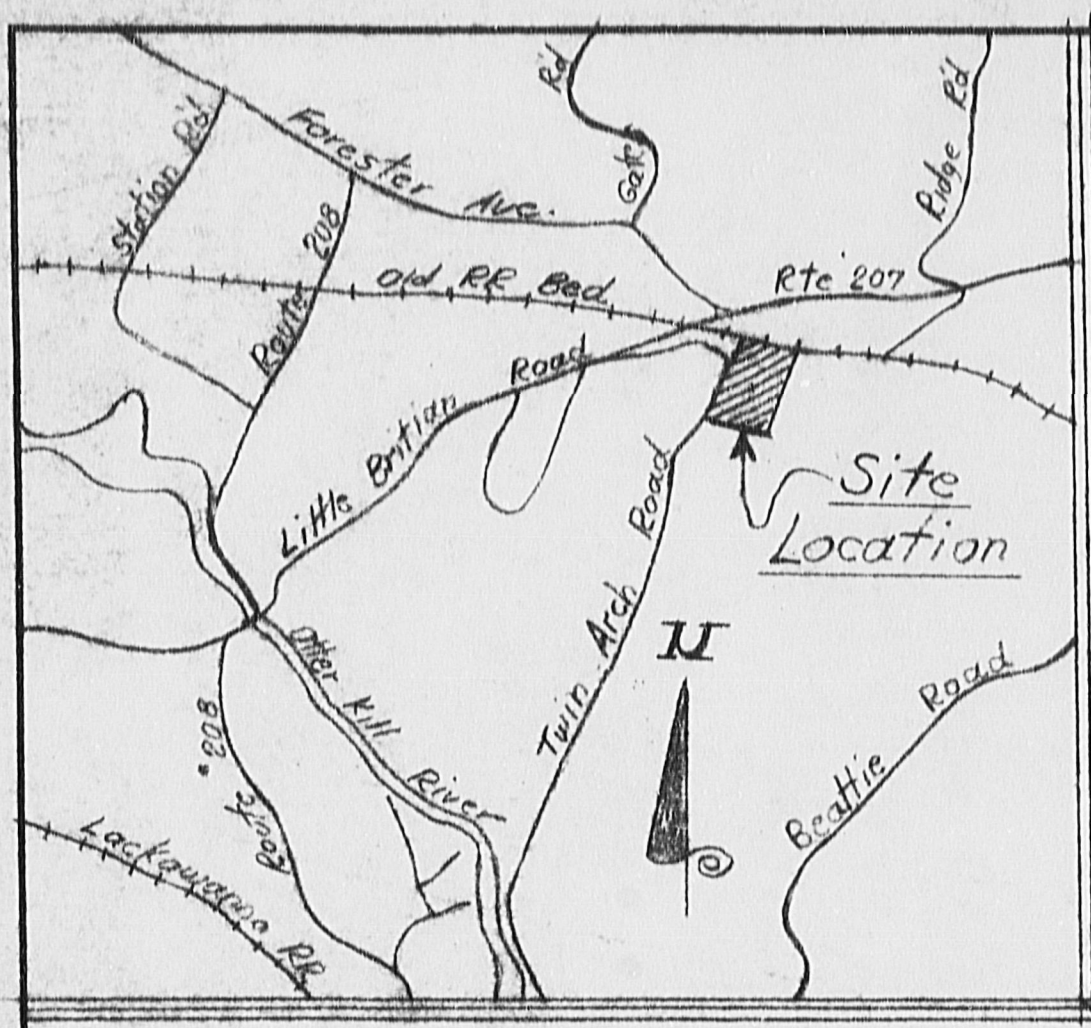
Submitted map does not indicate systems
for waste disposals.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Liaman D. Masten Jr.
SANITARY SUPERINTENDENT

October 8, 1986
DATE



Location Map
Scale: 1" = 2,000'

Zoning District: R-1

Minimum Required

- Lot Area : 43,560 S.F. (1 acre)
- Lot Width : 125'
- Front Yard : 45'
- Rear Yard : 50'
- Side Yard : 20/40'

Lot Areas:

- Lot #1 - 1.030 acres
- Lot #2 - 1.038 acres
- Lot #3 - 1.072 acres
- Lot #4 - 1.000 acres

Note:

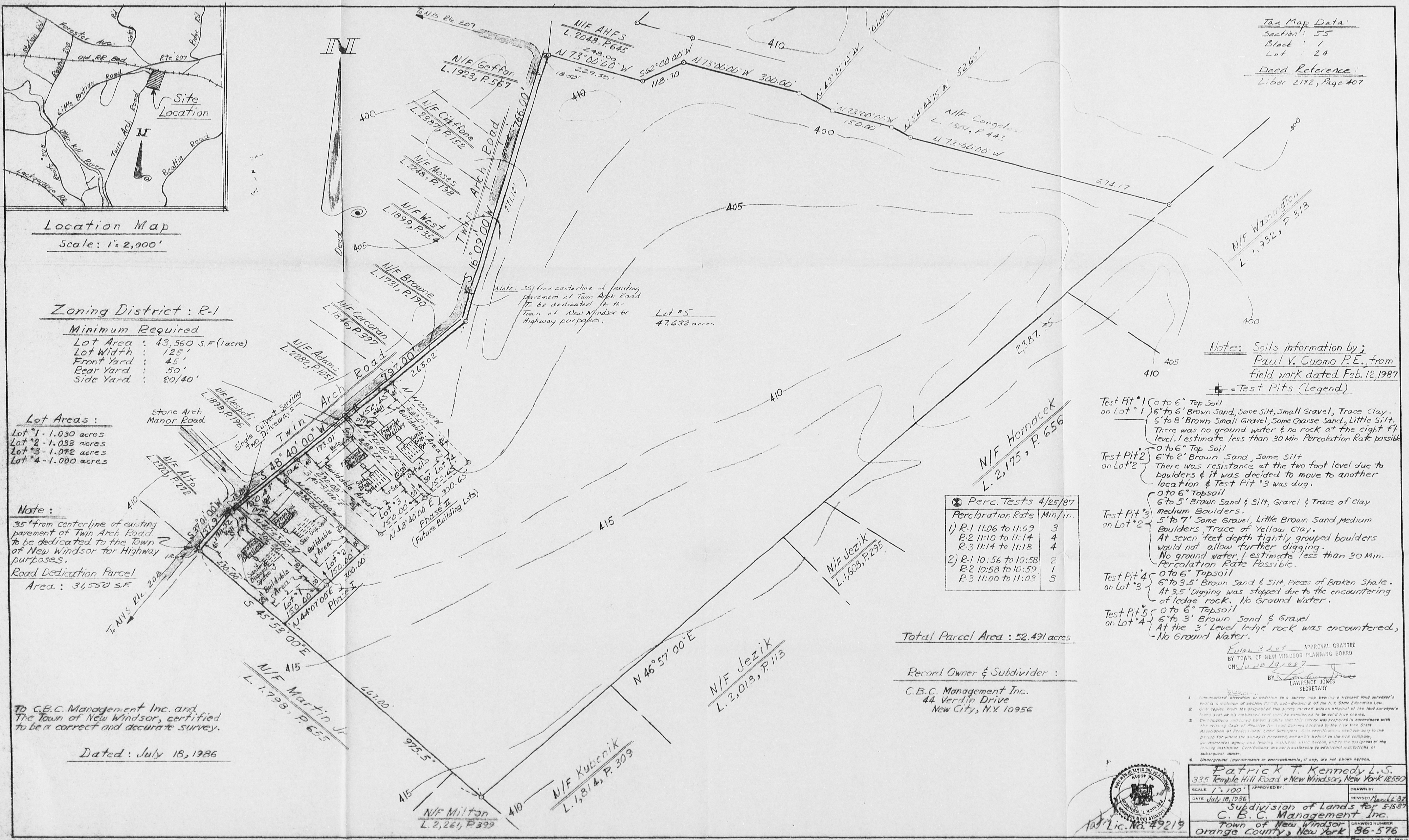
35' from centerline of existing pavement of Twin Arch Road to be dedicated to the Town of New Windsor for Highway purposes.

Road Dedication Parcel

Area: 31,550 S.F.

To C.B.C. Management Inc. and The Town of New Windsor, certified to be a correct and accurate survey.

Dated: July 18, 1986



Tax Map Data:
Section: 55
Block: 1
Lot: 24

Deed Reference:
Liber 2192, Page 407

Note: Soils information by:
Paul V. Cuomo P.E. from
field work dated Feb. 12, 1987

Test Pits (Legend)

- Test Pit #1**
on Lot #1
0 to 6" Top Soil
6" to 6' Brown Sand, Some Silt, Small Gravel, Trace Clay.
6' to 8' Brown Small Gravel, Some Coarse Sand, Little Silt.
There was no ground water & no rock at the eight ft level. I estimate less than 30 Min Percolation Rate possible.
- Test Pit #2**
on Lot #2
0 to 6" Top Soil
6" to 2' Brown Sand, Some Silt
There was resistance at the two foot level due to boulders & it was decided to move to another location & Test Pit #3 was dug.
- Test Pit #3**
on Lot #2
0 to 6" Topsoil
6" to 5' Brown Sand & Silt, Gravel & Trace of Clay
Medium Boulders.
5' to 7' Some Gravel, Little Brown Sand medium Boulders, Trace of Yellow Clay.
At seven feet depth tightly grouped boulders would not allow further digging.
No ground water. I estimate less than 30 Min. Percolation Rate Possible.
- Test Pit #4**
on Lot #3
0 to 6" Topsoil
6" to 3.5' Brown Sand & Silt, Pieces of Broken Shale.
At 3.5' digging was stopped due to the encountering of ledge rock. No Ground Water.
- Test Pit #5**
on Lot #4
0 to 6" Topsoil
6" to 3' Brown Sand & Gravel
At the 3' level ledge rock was encountered,
No Ground Water.

Perc. Tests 4/25/87		
Percolation Rate	Min/in.	
1) R-1 11:06 to 11:09	3	
R-2 11:10 to 11:14	4	
R-3 11:14 to 11:18	4	
2) R-1 10:56 to 10:58	2	
R-2 10:58 to 10:59	1	
R-3 11:00 to 11:03	3	

Total Parcel Area: 52.491 acres

Record Owner & Subdivider:

C.B.C. Management Inc.
44 Verdin Drive
New City, N.Y. 10956

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON: June 19, 1987
BY: Lawrence Jones
SECRETARY

1. Unintentional alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2109, sub-division 2 of the N.Y. State Education Law.

2. Only copies from the original of this survey made with an original of the land surveyor's name and seal of his embossed seal shall be considered to be valid true copies.

3. Certifications, including broken rights, shall be prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Such certifications shall apply only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution hereon, and to the assignees of the surveying institution. Certifications are not transferable to additional institutions or subsequent owners.

4. Underground improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy L.S.
335 Temple Hill Road * New Windsor, New York 12550

SCALE: 1" = 100'
DATE: July 18, 1986

APPROVED BY: [Signature]
DRAWN BY: [Signature]
REVISOR: [Signature]

Subdivision of Lands for 5-15-87
C.B.C. Management Inc.
Town of New Windsor
Orange County, New York

DRAWING NUMBER: 86-576
Rev. June 9, 1984